

Langhorne Borough Council Meeting
March 13, 2024

A Langhorne Borough Council Meeting was held at Council Chambers on Wednesday, March 13, 2024. President Culleton called the session to order at 7:30 p.m. and invited those in attendance to pledge allegiance to the Flag.

IN ATTENDANCE: President Nancy Culleton; Vice President Kathleen Horwatt; Councilpersons Tim Harris, Bob Cumming, and Scott Haldeman; Solicitor David Truelove; Police Chief John Godzieba; Treasurer Ellyn Schoen; Manager Steve Bradshaw; Clerk Gabriel Tenaglia.

ABSENT: Councilperson Tony Marfia

AGENDA REVIEW: President Culleton announced that she would ask that the motions to approve Ordinances 2024-1A, 2024-1B, and 2024-1C be postponed, but there would be opportunities for public comment.

ANNOUNCEMENTS: President Culleton announced that the Human Relations Commission will have their first meeting on March 19th, at 6:30 p.m. Vice President Horwatt announced that the Easter Egg Hunt will be March 23rd starting at 10:30 a.m., with a rain date of March 30th.

COUNCIL APPLICANT PRESENTATIONS: President Culleton explained the voting procedures for electing a new Councilmember to fill former Councilperson Farry's vacancy and thanked the four applicants for their time. Robyn Brogan, 237 E. Richardson Ave., Adam Zielinski, 133 W. Maple Ave., Sean Mundy, 109 W. Maple Ave., and Wendy Rollins, 151 N. Bellevue Ave. then made their presentations.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Haldeman, Council voted 5-0 to appoint Adam Zielinski to fill the Council vacancy.

Mayor Taylor officially swore in Mr. Zielinski as a member of Langhorne Borough Council.

PUBLIC COMMENT: Don Minnick, 149 W. Richardson Ave., member of the Jesse Soby Post American Legion, announced that there will be a Breakfast with the Bunny event on March 24th. The following day there will be the parade meeting at 7:00 p.m. He invited people, particularly younger people, to volunteer. He also announced some of the performers that will be in the 105th Memorial Day Parade.

Gwen Roedel, 230 W. Maple Ave., asked if there is a way to fast-track a fencing application without presenting at the next HARB meeting. She is a local realtor and is working with the seller of 307 W. Maple Ave. Council discussed necessary procedures for building and zoning and the current state of the fence. Solicitor Truelove suggested that she speak with the zoning officer. President Culleton advised Mrs. Roedel to connect with Manager Bradshaw, who can connect her with the zoning officer.

Vice President Horwatt asked if Council is invited to the Bethlehem AME Church anniversary celebration on the 24th. Council has not received any invitation. Mayor Taylor said he was invited on behalf of Council.

MAYOR'S REPORT: Mayor Taylor and Council discussed the work on West Richardson and he brought up

the issue of the sinkhole at the intersection of West Richardson and Station. He also asked Council to consider pursuing a grant to update the traffic lights and addressed issues with the pedestrian signals. Mayor Taylor then stated that the fire department was called out twice in the last week to provide thermal imaging cameras for the Middletown police department. He recommended that the Borough purchase a thermal imaging camera of their own.

POLICE CHIEF'S REPORT: Chief Godzieba gave more information of the traffic lights and echoed the Mayor's sentiments on pedestrian signals. He then gave a detailed description of the stolen vehicle pursuit that was discussed at the February 28th Council Work Session. He said that the car never came into Langhorne Borough, otherwise the police department would have notified residents. Chief Godzieba recommended several resources for receiving notifications of emergencies in Bucks County: Ready Bucks PA, the Langhorne Police Twitter/X account, @TMABucks on Twitter/X, and 511PA Philly. He also said that people can notify PennDOT of potholes at PennDOT.gov. A list of emergency notification resources will be put on the Borough website.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Haldeman, Council voted 6-0 to hire part-time police officer Sean DiMeo at the standard rate of \$35 an hour.

ENGINEER'S REPORT:

Country Club Lane: No update.

141-151 W. Maple Ave. Minor Subdivision: There is a pending Zoning Hearing Board application for the lot line relocation. CKS' review will be issued prior to the March Planning Commission meeting as long as BCPC's review is received.

Crestwood – Bellevue Avenue Residential Development Project: No update.

Route 413 Storm Inlets and New Pedestrian Crossing (at East Watson Avenue): Mr. DiPersio showed Council a rendering of what the crosswalk at East Watson Avenue could look like and presented two options for delineators that would be installed in the center of the crossing. One set is 42 inches high and the other is a 36-inch bollard. CKS recommends the smaller one because it makes it easier to see children crossing. Mr. DiPersio then presented a rendering of the striping in the center of Pine Street, which would allow people to pull into the median to turn into 7-11 without disrupting traffic. He advised Council to purchase additional delineators in case some are damaged. Mr. DiPersio also discussed the easement of the 7-11 property. The Solicitor made multiple attempts to reach out to the owners and they have been nonresponsive. CKS will resubmit all PennDOT revisions so the HOP and Traffic Signal Permits can be approved. Council agreed that the shorter delineators would be better. Beth Delaney, 119 W. Marshall Ave. asked what the effect would be if the access roads were closed off as a result of the cloverleaf plan. Mr. DiPersio explained.

Mayor's Playground Project Grant: CKS is working with Borough personnel to prepare the grant application with submission expected around April 12th. The deadline is April 20th. The amount requested must be finalized at the April 10th meeting. Mr. DiPersio presented the new concept plan CKS created based on feedback from the Recreation Board at the March 7th Planning Commission meeting. CKS estimated that the project will cost \$1.169 million and Mr. DiPersio estimated that the building itself will cost around \$295,000 without taking utilities into account. He then presented the current proposed design of the building. He said that parking would be along Cherry Street, and there is an area that could

be adjusted to the curblin to allow for parallel parking. He also informed Council of issues with high groundwater levels at the playground and provided additional information on where the building would be. Councilperson Harris asked if there was a parking agreement with the First Baptist Church of Langhorne. Vice President Horwatt explained the agreement. There was discussion of adding in another No-Parking sign through the grant. Vice President Horwatt said that the Borough could order another sign from Middletown without waiting for the grant.

PUBLIC DISCUSSION: Alberto Suarez, 204 S. Pine Street, expressed concern about parking and cars on East Richardson. He said that 6-8 cars a day go up the one-way street. Then there was discussion on how to improve the signage and create more space for parking. Danette Runowski, 145 E. Richardson, asked if the new playground equipment will accommodate the needs of handicapped children. Council said that it would. President Culleton invited members of the public to share ideas for ways to use the building and submit them to Vice President Horwatt. Vice President Horwatt suggested that Robyn Brogan, who works as a nurse, write a letter offering to work with the Recreation Board to organize health fair related activities. She also suggested using grant funding for a CPR training program for middle school-aged youth to be held in the building.

ORDINANCES 2024-1A, 1B, AND 1C: President Culleton advised tabling the motions due to concerns of property owners. She said that Council received a letter from the counsel of Woods Services that lists their concerns about the PS Zoning District and TND Overlay District, and suggested referring that letter to the Planning Commission for discussion at their next meeting. There was discussion about what the Planning Commission should look at. Jason Kerper, 116 N. Bellevue Ave., asked if the ordinances will change the use of the building. After some discussion, Vice President Horwatt said that it will not affect the property unless Mr. Kerper wanted to put townhouses there. Lillian Rossiter, 375 S. Bellevue Ave., commented via Zoom on the proposed changes to the PS District. Vice President Horwatt suggested Mrs. Rossiter join the next PC meeting.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted 6-0 to table Ordinances 2024-1A, 2024-1B, and 2024-1C until the next Council meeting.

FIRE SAFETY ORDINANCES: President Culleton listed possible ordinances for the Solicitors to work on: a rental ordinance, a commercial ordinance, a false alarm ordinance, and an ordinance establishing the authority of the Fire Marshal. Council decided to pursue coordination of enforcement with Middletown.

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Cumming, Council voted 6-0 to authorize the Solicitors to move ahead with preparing fire safety ordinances that align with Middletown Township's.

SAFETY AND CODE ENFORCEMENT ISSUES & CLASSROOM TRAINING FOR COUNCIL MEMBERS:

Councilperson Cumming said that there should be a subcommittee for public safety and expressed dissatisfaction with the speed of traffic on Maple Ave. Chief Godzieba replied that posting officers to watch for speeding is not an effective use of the Borough's limited resources. There was further discussion about speeding at West Maple and what the police are able to do to monitor the street. President Culleton suggested that Councilperson Cumming sit with Chief Godzieba and Mayor Taylor to discuss safety issues further. Chief Godzieba explained the laws police officers have to follow and possible ways to combat speeding.

REPLACEMENT OF BOROUGH STREET LIGHTS & RELATIONSHIP WITH ARMOUR AND SONS AND

KEYSTONE MUNICIPAL SERVICES: Councilperson Cumming brought up his issues with Armour and Sons. Vice President Horwatt explained that Armour and Sons are following the permit that PennDOT issued. Vice President Horwatt brought up several issues with the traffic signal inspection report they issued. She also said that she would like to meet with a supervisor from Armour and Sons about a bent door on the control box at the Mayor’s Playground. She then expressed concern about the lights, saying that the new cobra-head light on Summit Avenue is far too bright. Manager Bradshaw said that he can replace the light on Summit with a lower-wattage one and told Council that he is looking for grants to convert all streetlights to LED. Councilperson Cumming expressed dissatisfaction with how the situation at 116 N. Bellevue was handled and the lack of inspections. President Culleton replied that Keystone does not have any ordinances they can enforce for inspections and that the building inspector acted quickly once he was informed of the situation.

MANAGER’S REPORT:

- Frosted lenses have been ordered for the 6 fixtures that did not have them. Current lights cannot be adjusted for brightness or tone. Lower wattage lights must be installed.
- PECO will be working to remove unused utility poles with help from Representative Hogan’s office.
- The re-paving of West Richardson will take place from Wednesday to Friday. A sinkhole was found on Richardson and Station. PennDOT and Bucks County Water and Sewer were notified. PennDOT said they are only responsible for the surface of the road. BCWSA said that their equipment was intact and not the problem.
- The walkthrough of 116 N. Bellevue Ave. with the building inspector is scheduled for Tuesday, March 19th.
- The new recycling can for the park is in the garage. It will have “property of Langhorne Borough” painted on it.
- Scantek is scheduled to pick up the Borough’s files on the 28th.

DISCUSSION: There was discussion about the lights Manager Bradshaw ordered, the repaving of West Richardson, and the sinkhole.

MOTION: On motion of Councilperson Haldeman, seconded by Vice President Horwatt, Council voted 6-0 to approve the minutes from the February 14th Council meeting and the February 29th Work Session.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted 5-0-1 to approve the Treasurer’s report. Councilperson Zielinski abstained.

DISCUSSION: President Culleton asked Treasurer Schoen if CKS’s bill had been paid from the escrow. Treasurer Schoen said that it was paid but the Borough has not received any more money from Toll Brothers. She explained that she had moved money from the general fund to the escrow to cover the CKS bill.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Harris, Council voted 6-0 to pay the bills.

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Zielinski, Council voted 6-0 to approve permits for Hulmeville Soccer Club to hold practices and games at the Mayor’s Playground

from March 18th to May 25th, the African American Museum of Bucks County's Juneteenth celebration at the Mayor's Park on June 22nd, the LMFC Coin Toss on March 30th, and the Soby Post Memorial Day Parade and Banner on May 27th.

COMMITTEE, BOARD & COMMISSION REPORTS:

Fire Company: Mayor Taylor said that the generator in the back is unprotected and vehicles can run into it. He suggested purchasing bollards to place in front of it. Vice President Horwatt supported the idea and said the money should come out of the building fund. There was discussion of which bollards to order, and Councilperson Haldeman suggested that Manager Bradshaw look into pricing for the poles.

Environmental Advisory Council: President Culleton read part of the EAC report recommending CKS to conduct site evaluations at the basin behind the Methodist Church. The EAC recommended reevaluating the expense of CKS' proposal. CKS should be asked to confirm with the Department of Environmental Protection what kind of retrofit would be allowed. President Culleton then informed Council that Solicitor Kirk said there was no record of an easement with the Methodist Church.

HARB: No report.

Heritage Farm/L.O.S.I.: President Patrick Carr announced that the community gardens are almost sold out. He asked about Resolution 2024-11, ratifying the approval of the Eagle Scout project at Catawissa. President Culleton read the Resolution.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted 6-0 to approve Resolution 2024-11: RATIFYING THE APPROVAL OF PROPOSED EAGE SCOUT PROJECT AT CATAWISSA TRAIL NORTH ENTRANCE AS PRESENTED AT COUNCIL MEETING FEBRUARY 14, 2024, AND ESTABLISHING EFFECTIVE DATE.

Planning Commission: Mr. Schneider said that the PC will vote to hold meetings at 7:00 p.m. instead of 7:30 p.m.

Recreation Board: Vice President Horwatt announced that Rec Board's community service event is tomorrow. She also said that the Borough Manager received a complaint about the playground being too wet because of the mowing, and she disputed the validity of this claim since there was no mowing since November. She asked where she should submit pictures for the website and President Culleton said to send them to the Borough Manager and the Communications Director Mary Zimmerman.

Shade Tree Commission: President Culleton said that Arbor Day is scheduled for April 27th. A tree will be dedicated to Art Sloan.

Communications Team: The Communications Team will present a narrowed-down list of possible Mottos for the Borough at the April Council Meeting.

HILL WALLACK CONFLICT OF INTEREST: Solicitor Truelove explained that one of Hill Wallack's partners had previously worked with Erin Development.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Haldeman, Council voted 6-0 to accept Hill Wallack's letter regarding conflict of interest.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Haldeman, Council voted 6-0 to approve Resolution 2024-09: AUTHORIZING WAIVER OF ANY POTENTIAL CONFLICT OF INTEREST REGARDING SOLICITOR'S REPRESENTATION OF THE BOROUGH IN POTENTIAL DEVELOPMENT OF PROPERTY LOCATED AT 201 CHERRY STREET, BEING COMMONLY KNOWN AS HECKMAN SCHOOL WITHIN THE BOROUGH.

USE OF BOROUGH LAND IN HECKMAN DEVELOPMENT: Vice President Horwatt said she does not want Erin Development to build the proposed townhouses on the Borough's property. Councilperson Haldeman recommended that Council do nothing and wait to follow Middletown's lead. After some discussion, Council decided not to take a position until the Solicitor had more information.

EASEMENT NEXT TO BOROUGH HALL: There was discussion about whether an easement agreement to accommodate drainage was ever filed.

MOTION: On motion of Councilperson Haldeman, seconded by Vice President Horwatt, Council voted 6-0 to authorize the Solicitors to conduct a title search for an easement on neighboring property.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted 6-0 to advertise Ordinance 2024-XX: AUTHORIZING THE CONDEMNATION OF A TEMPORARY CONTRUSCTION AND PERMANENT EASEMENT OVER A PORTION OF CERTAIN REAL PROPERTY AS MORE PARTICULARLY DESCRIBED BELOW FOR THE PURPOSE OF INSTALLATION OF CROSSWALKS AND OTHER PEDESTRIAL ROAD UPGRADES ALONG ROUTE 413 IN THE BOROUGH.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Haldeman, Council voted 6-0 to approve advertisement of hearing before Council on the petition filed for dedication of Country Club Lane and Ordinance 2024-XX: ACCEPTING DEDICATION OF THE ROADWAY COMMONLY KNOWN AS COUNTRY CLUB LANE LOCATED WITHIN THE BOROUGH.

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Cumming, Council voted to approve Resolution 2024-10: AMENDING THE NUMBERING OF APPROVED RESOLUTIONS FROM END OF 2022 THROUGH END OF 2023 AND ESTABLISHING EFFECTIVE DATE.

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Cumming, Council voted 6-0 to approve Resolution 2024-12: RATIFYING THE APPROVAL OF THE BOROUGH MANAGER TO OBTAIN AN ESTIMATE OF COSTS AND SUCH OTHER PROPOSAL FROM THE BUCKS COUNTY PLANNING COMMISSION FOR THE REVIEW AND UPDATE OF THE BOROUGH'S ZONING CODE AS APPROVED AT THE COUNCIL MEETING FEBRUARY 14, 2024, AND ESTABLISHING AN EFFECTIVE DATE.

MAYOR'S PLAYGROUND LOT MERGER AND EASEMENT TERMINATION: Vice President Horwatt suggested that Solicitor Truelove talk to Mr. DiPersio about the alley along the length of the soccer field.

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Zielinski, Council voted 6-0 to instruct the Solicitors to pursue lot merger and easement termination in the Mayor's Playground.

PUBLIC COMMENT: Vice President Horwatt announced that the Cross Walk put on by the Langhorne Ministerium is Friday March 29th. It will be on Borough property but they do not need to apply for a permit. She also announced that April 11th is the start of the adopt-a-highway, which helps the Borough meet MS4 requirements.

SOLICITOR'S REPORT: No report.

ADJOURNMENT: With no other business, on motion of Councilperson Cumming, seconded by Councilperson Zielinski, Council voted 6-0 to adjourn at 10:32 p.m.

Respectfully submitted,

Steve Bradshaw, Borough Manager / Secretary

Next Council Meeting: April 10, 2024, at 7:30 p.m.